

1995 OCTOBER 24

A Public Hearing was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1995 October 24 at 7:30 p.m.

PRESENT: Mayor W.J. Copeland (In the Chair)  
Councillor D.P. Drummond  
Councillor D.G. Evans  
Councillor D.N. Johnston  
Councillor D.A. Lawson

ABSENT: Councillor D.R. Corrigan  
Councillor L.A. Rankin  
Councillor C. Redman  
Councillor J. Young

STAFF: Mr. D. G. Stenson, Director Planning and Building  
Mr. Sid Cleave, Administrative Officer I

The Public Hearing was called to order at 7:32 p.m.

1. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 43, 1995" - BYLAW NO. 10293

Rezoning Reference #25/95

6577 Southoaks Crescent and 6445 Arbroath Street - located on the west side of Southoaks Crescent just south of the recently constructed Kingsway and Southoaks Crescent intersection.

Lot 1 D.L. 96, Plan 20410 and Lot 19, West Half, Blk. 7, D.L. 96, Grp. 1, NWD, Plan 1740

From: CD Comprehensive Development District (based on RM3 Multiple Family Residential District and M4 Special Industrial District)

To: CD Comprehensive Development District (based on RM3 Multiple Family Residential District to accommodate the specific project density and use and in accordance with the development plan entitled "Tudor Grove" prepared by Graham F. Crockart Architect Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the development of a stacked townhousing project, including the retention of a heritage house.

Mr. Norm Couttie, representing the applicant, Adera Equities Inc., 700 - 1111 Melville Street, Vancouver, B.C. addressed Council advising of two minor changes to the rezoning application. First, the number of parking stalls to be provided is 101 which equals the number of spaces required. Second, the extension to the heritage building is 306 sq. ft., however, the total area of the heritage house and extension is less than previously noted.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT the rezoning of the properties at 6577 Southoaks Crescent and 6445 Arbroath Street from CD Comprehensive Development District (based on RM3 Multiple Family Residential District and M4 Special Industrial District) to CD Comprehensive Development District (based on RM3 Multiple Family Residential District to accommodate the specific project density and use and in accordance with the development plan entitled "Tudor Grove" prepared by Graham F. Crockart Architect Inc.)

There were no further submissions received in connection with this rezoning application.

MOVED BY COUNCILLOR DRUMMOND

SECONDED BY COUNCILLOR EVANS

"THAT this Public Hearing relating to Rezoning Reference #25/95, Bylaw No. 10293 be now terminated."

CARRIED UNANIMOUSLY

2. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 44, 1995" - BYLAW NO. 10294

Rezoning Reference #28/95

6611/33/55 Southoaks Crescent - located between Kingsway and Southoaks Crescent,  
west of Sperling Avenue

Lots 4/5/6, D.L. 96, Plan LMP 10410

From: CD Comprehensive Development District (based on RM3 and RM5 Multiple  
Family Residential District )

1995 OCTOBER 24

To: Amended CD Comprehensive Development District (based on RM5 Multiple Family Residential District use and a maximum density of 2.023 FAR and the Edmonds Town Centre West Development Plan as guidelines and in accordance with the Development Plan entitled "Southoaks Residential Development" prepared by Lawrence Doyle Architect Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the development of two high-rise apartment towers with street-fronting townhouses.

Mr. Larry Doyle, 200 - 1450 Creekside Drive, Vancouver, B.C., project architect, appeared before Council to address concerns and questions regarding the rezoning proposal.

Councillor Lawson expressed concern regarding trucks which may track silt onto streets.

Mr. Doyle replied that the contractor would be obliged to clean up any silt which accumulated on streets.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT the rezoning of the properties at 6611/33/55 Southoaks Crescent from CD Comprehensive Development District (based on RM3 and RM5 Multiple Family Residential District ) to Amended CD Comprehensive Development District (based on RM5 Multiple Family Residential District use and a maximum density of 2.023 FAR and the Edmonds Town Centre West Development Plan as guidelines and in accordance with the Development Plan entitled "Southoaks Residential Development" prepared by Lawrence Doyle Architect Inc.)

There were no further submissions received in connection with this rezoning application.

MOVED BY COUNCILLOR DRUMMOND  
SECONDED BY COUNCILLOR JOHNSTON

"THAT this Public Hearing relating to Rezoning Reference #28/95, Bylaw No. 10294 be now terminated."

CARRIED UNANIMOUSLY

3. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 45, 1995" - BYLAW NO. 10295

Rezoning Reference #31/95

6212 Marine Drive - located on the south side of Marine Drive between Fourteenth Avenue and Stride Avenue

Lot 15, D.L. 155A, Grp. 1, NWD, Plan 12665

From: R5 Residential District

To: R5a Residential District

The purpose of the proposed zoning bylaw amendment is to permit construction of a single-family dwelling with greater square footage than that currently permitted.

Mr. Joe Molnar, 4075 Marine Drive, Burnaby, B.C., owner of the subject property addressed Council advising of his proposal to build a new home with greater square footage than that currently permitted. Mr. Molnar noted that his plans include conversion of the crawl space to liveable floor area and construction of a small outside deck.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT the rezoning of the property at 6212 Marine Drive from R5 Residential District to R5a Residential District.

There were no further submissions received in connection with this rezoning application.

MOVED BY COUNCILLOR LAWSON  
SECONDED BY COUNCILLOR JOHNSTON

"THAT this Public Hearing relating to Rezoning Reference #31/95 , Bylaw No. 10295 be now terminated."

CARRIED UNANIMOUSLY

4. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 46, 1995" - BYLAW NO. 10296

Rezoning Reference #36/95

Ptn. 2775 Production Way - located in the northeast corner of the G.V.R.D. Operations Centre site, which is located on the west side of Production Way between Eastlake Drive and Broadway

Ptn. Lot 312, D.L.'s 56 & 57, Grp. 1, NWD, Plan 55423

From: M3 Heavy Industrial District

To: P2 Administration and Assembly District

The purpose of the proposed zoning bylaw amendment is to permit the construction of a free-standing antenna.

No one appeared in connection with this rezoning proposal.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT the rezoning of a portion of the property at 2775 Production way from M3 Heavy Industrial District to P2 Administration and Assembly District.

There were no further submissions received in connection with this rezoning application.

MOVED BY COUNCILLOR LAWSON  
SECONDED BY COUNCILLOR EVANS

"THAT this Public Hearing relating to Rezoning Reference #36/95, Bylaw No. 10296 be now terminated."

CARRIED UNANIMOUSLY

ADJOURNMENT

MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR EVANS

"THAT this Public Hearing (Zoning) do now adjourn."

CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 7:43 p.m.

Confirmed:

Certified Correct:

  
MAYOR

  
ADMINISTRATIVE OFFICER 1

CITY OF BURNABY  
ZONING BYLAW AMENDMENTS  
PUBLIC HEARING

The Council of the City of Burnaby hereby gives notice that it will hold a Public Hearing

TUESDAY, 1995 OCTOBER 24 AT 7:30 P.M.

in the Council Chamber, Burnaby City Hall, 4949 Canada Way, Burnaby, B.C., V5G 1M2, to receive representations in connection with the following proposed amendments to "Burnaby Zoning Bylaw 1965":

1. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 43, 1995" - BYLAW NO. 10293

Rezoning Reference #25/95

**6577 Southoaks Crescent and 6445 Arbroath Street** - located on the west side of Southoaks Crescent just south of the recently constructed Kingsway and Southoaks Crescent intersection.

Lot 1, D.L. 96, Plan 20410 and Lot 19, West Half, Blk. 7, D.L. 96, Grp. 1, NWD, Plan 1740

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To: CD Comprehensive Development District (based on RM3 Multiple Family Residential District to accommodate the specific project density and use and in accordance with the Development Plan entitled "Tudor Grove" prepared by Graham F. Crockart Architect Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the development of a stacked townhousing project, including the retention of a heritage house.

2. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 44, 1995" - BYLAW NO. 10294

Rezoning Reference #28/95

**6611/33/55 Southoaks Crescent** - located between Kingsway and Southoaks Crescent, west of Sperling Avenue

Lots 4/5/6, D.L. 96, Plan LMP 20410

From: CD Comprehensive Development District (based on RM3 and RM5 Multiple Family Residential District )

To: Amended CD Comprehensive Development District (based on RM5 Multiple Family Residential District use and a maximum density of 2.023 FAR and the Edmonds Town Centre West Development Plan as guidelines and in accordance with the Development Plan entitled "Southoaks Residential Development" prepared by Lawrence Doyle Architect Inc.)

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3. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 45, 1995" - BYLAW NO. 10295

Rezoning Reference #31/95

**6212 Marine Drive** - located on the south side of Marine Drive between Fourteenth Avenue and Stride Avenue

Lot 15, D.L. 155A, Grp. 1, NWD, Plan 12665

From: R5 Residential District

To: R5a Residential District

The purpose of the proposed zoning bylaw amendment is to permit construction of a single-family dwelling with greater square footage than that currently permitted.

4. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 46, 1995" - BYLAW NO. 10296

Rezoning Reference #36/95

**Portion of 2775 Production Way** - located in the northeast corner of the G.V.R.D. Operations Centre site, which is located on the west side of Production Way between Eastlake Drive and Broadway

Ptn. Lot 312, D.L.'s 56 & 57, Grp. 1, NWD, Plan 66423

From: M3 Heavy Industrial District

To: P2 Administration and Assembly District

The purpose of the proposed zoning bylaw amendment is to permit the construction of a free-standing antenna.

All persons who believe that their interest in property is affected by a proposed bylaw shall be afforded a reasonable opportunity to be heard or to present written submissions respecting matters contained in the bylaw.

The Director Planning and Building's reports and related information respecting the subject rezoning applications are available for public examination at the offices of the Planning Division, 3rd floor, in Burnaby City Hall.

Copies of the proposed bylaws may be inspected at the office of the City Clerk at 4949 Canada Way, Burnaby, B.C. from 8:00 a.m. to 4:45 p.m. weekdays from Tuesday, 1995 October 03 to Tuesday, 1995 October 24.

**NO PRESENTATION WILL BE RECEIVED BY COUNCIL  
AFTER THE CONCLUSION OF THE PUBLIC HEARING**

D.R. Comis  
CITY CLERK